

85-235-SPH PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve Amendment to Perry Hall Gardens East amended partial development plan Sec. 2 and supplement, approved 10/19/76, partial development plan Sec. 3 approved 5/10/77, partial development plan Sec. 4, approved 6/27/77, all per attached proposed site plans.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

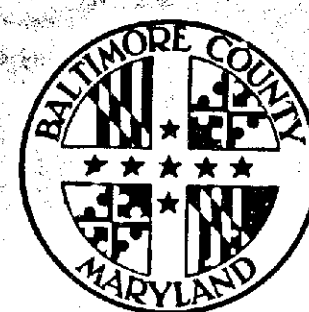
Contract Purchaser: Legal Owner(s): Red Fox Farm
(Type or Print Name) (Type or Print Name)
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: John B. Contrum, Esquire
(Type or Print Name) Address
Room 809, Contrum, Hennegan & Foos
809 Eastern Boulevard
Essex, Maryland 21221
City and State
Attorney's Telephone No.: 301-686-8274
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Contrum, Esquire
Room 809, Contrum, Hennegan & Foos
809 Eastern Boulevard, 301-686-8274
Essex, Maryland
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1985, at 10:45 o'clock.

Cal Jones
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 8, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Red Fox Farm Development Group
SUBJECT: No. 85-235-SPH

This office is opposed to the granting of the subject request. Please note the following comments from the Current Planning and Development Division dated 7/12/84:

"This plan is not acceptable. It must be revised to include the requirements on the Final Development Plan Checklist. The CRG Plan has not been approved. CRG approval must occur prior to Planning Board review of the Development Plan amendments."

As of this date, no resubmittal has been received by this office.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Contrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

cc: Nicholas B. Commodari
Chairman

RE: Item No. 797 - Case No. 85-235-SPH
Petitioner - Red Fox Farm Development Group
Special Hearing Petition

Dear Mr. Contrum:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to amend portions of the final development of Perry Hall Gardens, this hearing is required.

As indicated in our previous conversations, the development plan has been approved by the CRG. However, Planning Board approval is still required. Since the Board meets on February 21 to review this plan, the results of this meeting should be presented at the scheduled zoning hearing. The scheduling of the zoning hearing immediately following the Planning Board meeting was done at your request.

In addition and in accordance with your conversation with Mr. Diana Iiter of our office, revisions to the site plan as discussed must be submitted.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:aj

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, January 10, 1985

RED FOX FARM
District 11

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Developer and/or Representatives
Walter Stefanowicz - Red Fox Farms Development Group
Sterling Leppo - Red Fox Farms Development Group
Robert Romadka - Attorney
John Contrum - Attorney
Sam Shockley - Kilde Consultants

*Interested Citizens - Karen Hoskins, 8 Lovelock Ct., 21236
Charles Harmel, 3916 Millner Rd., 21236
Ben Farsane, 3919 Millner Rd., 21236

Mr. Benson opened the meeting at 1:30 p.m. He introduced those present and stated this is a continued meeting from June 28, 1984.

Mr. Shockley of Kilde Consultants, Inc., the developer's engineer, presented the plan. All roads are proposed as public with public utilities. The plan has been revised in accordance with the outstanding issues: 1) second means of access; 2) revised layout of the site. The plan has been revised to the satisfaction of Baltimore County.

Mr. Bober summarized the staff comments submitted from Fire Prevention, Health, Recreation & Parks, Traffic Engineering, Developers Engineering Division, Planning and Zoning. These comments have been made a part of these minutes, and a copy was also given to the developer and his engineer.

Zoning comments stated that a special hearing is required and is to be filed with that office to amend several development plans that show a different layout for Sections 3 and 4 of Perry Hall Gardens. Planning's comments request a road connection between Gunview Road and the proposed road to the west in the area of Lot A and the condominium units. The right-of-way for future extension of Gunview Road must be more clearly defined. Adequate sight distance must be provided for the curves within this site in accordance with comments from Traffic Engineering, and Recreation & Parks requires that calculations for open space must be shown in addition to the limits of the open space.

RED FOX FARM

-2-

January 10, 1985

The citizens present were concerned with the large number of units in this site and the effect on the schools in the area. Klausmier Road should be improved to provide better access to this site.

The developer was advised that after the revisions are made in accordance with the requests of Baltimore County, the plan would be approved.

The meeting was adjourned at 2:30 p.m.

BSE

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: March 13, 1984
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Red Fox Farm (Formerly Perry Hall
Gardens, Sections 3 & 4)
PROJECT NUMBER: 884042
LOCATION: E & W/S of Gunview Road,
N. of Klausmier Road
DISTRICT: 11CS

The Plan for the subject site, dated February 1, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

Any approvals previously obtained must be reviewed and approved in accordance with current County requirements.

Construction drawings for roads and utilities for this project were prepared by the Developer's engineer and approved by Baltimore County in 1977 and 1978. These drawings may be updated and used for construction, where current road alignments are identical with previous plans. Updated topography will be required.

Access from this property to Belair Road is by a very narrow, grossly inadequate Klausmier Road. Therefore, this Developer must pay for the cost of 12 feet of bituminous concrete paving along Klausmier Road from the subdivision to a limit to be determined after survey work is completed. The improvements will be approximately 1,500 feet long.

The intersection of Klausmier Road and Belair Road shall also be widened 12 feet to allow for improved traffic movement at that point.

Offsite right-of-way plats, which were prepared years ago by the Developer's engineer, must be updated to reflect any changes of ownership.

Public Works Agreement 116506 covers the previous agreement on Klausmier Road, between the Developer and Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Project #84042
Red Fox Farm (Formerly Perry Hall Gardens, Sections 3 & 4)
Page 2
March 13, 1984

GENERAL COMMENTS: (Cont'd)

There is an A. T. and T. underground facility running diagonally thru this site. Any cost for relocation or adjustment to these facilities will be at the Developer's full cost.

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the inspection fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

In the townhouse area, a 40-foot right-of-way shall be centered on the 24-foot travelled way. Along the streets with perpendicular parking, a minimum 18-foot Condominium or Homeowners Association strip must be established adjacent to the right-of-way to cover the remainder of the parking bays and sidewalks.

Easements shall be established within the unencumbered area adjacent to the public 40-foot right-of-way to allow County maintenance of the water and sewer service connections, including the right to read the water meters as required.

The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards, which include benching at 15-foot vertical intervals.

Any manmade embankment over 10 feet vertically, shall be designed and/or approved by a soils engineer.

HIGHWAY COMMENTS:

The roadways fronting individual lots shall be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way and shall be the Developer's full responsibility.

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Red Fox Farm (Formerly Perry Hall Gardens, Sections 3 & 4)
Page 3
March 13, 1984

HIGHWAY COMMENTS: (Cont'd)

Gunview Road must be completely designed to the end of the subdivision, and must be built by this Developer to past the last intersection or driveway. If any roadway is not built, a security deposit will be required to cover construction to the north end of the subdivision.

Klausmier Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

All townhouse roads shall be improved with 18-foot parking bays and 24-foot combination curb and gutter cross-sections, with a 40-foot public right-of-way, and shall be the Developer's full responsibility.

The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving. All paving within the subdivision will be at the Developer's full cost.

Baltimore County will only maintain the travelled way of streets with perpendicular parking. A Condominium or Homeowners Association must be established to maintain the parking bays and sidewalk areas.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Cul-de-sacs shall be improved with a 40-foot paving radius with combination curb and gutter on a 100-foot diameter right-of-way and shall be the Developer's full responsibility.

Gunview Road will extend beyond the limits of the subdivision into an undeveloped area; therefore, the Developer's engineer must submit profile for 500 feet beyond the limits of the subdivision or as far as necessary to establish road grades for this street within this portion of the subdivision.

The sharp curves must conform with Baltimore County Standards for minimum length of curve, minimum radii and widening.

Pedestrian walkways are required between lots and shall consist of a 10-foot right-of-way and a 4-foot paving section and shall be the Developer's full responsibility. This walkway shall act as an access to the open space and the drainage reservation. This right-of-way must be an in-fee dedication to Baltimore County. The grade of this access must be 10% or less.

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Red Fox Farm (Formerly Perry Hall Gardens, Sections 3 & 4)
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HIGHWAY COMMENTS: (Cont'd)

Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15A), with depressed curb and 7-inch concrete aprons within the right-of-way.

Panhandles shall be a minimum of 20 feet in width to serve one lot. In developments within the metropolitan area where public water and sewer service is available, the minimum panhandle width for two or more lots is 12 feet per lot. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway; and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

"No Parking" signs shall be posted prohibiting parallel parking on 24-foot width streets and within the turnaround area.

Ramps shall be provided for physically handicapped persons at all street intersections.

On public roads with perpendicular parking bays, the maximum grade for the curb and gutter shall be 5% for the road frontage of such parking bays.

Concrete valley gutters are required between the parking bays and the traffic way in locations where the grade is 2% or less. Where grades exceed 2% up to 5%, the use of bituminous concrete to form the valley gutters is permissible.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

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Red Fox Farm (Formerly Perry Hall Gardens, Sections 3 & 4)
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STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

Project #84042
Red Fox Farm (Formerly Perry Hall Gardens, Sections 3 & 4)
Page 6
March 13, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer has a previously approved drainage study on file. In accordance with Bill No. 56-82, filling within a flood plain is prohibited. Since our criteria have changed, the Developer's engineer must verify that the new criteria are met with the study, which was performed several years ago.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot free-board. See Plate 15D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water and sewer service may be provided to this subdivision by extension of water mains in Gunview Road, and of public sewers in Gunview Road and on the Developer's property.

Static water pressures at some points in this subdivision will be excessive. The Baltimore County Code requires pressure-reducing valves on the house side of the meter for all homes where static water pressure exceeds 80 psi.

A 24-inch water main will be required in Gunview Road. This is a major facility, and the current policy requires that the Developer pay for two-thirds of the cost of the main. This main shall be designed to the north end of the subdivision, and built to 10 feet past the end of paving on Gunview Road. Baltimore County will require a security deposit for the cost of the main from 10 feet past the end of paving to the north end of the subdivision.

For all other water mains and public sewers serving the subdivision, the Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Project #84042
Red Fox Farm (Formerly Perry Hall Gardens, Sections 3 & 4)
Page 7
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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The Plan may be approved, subject to the above comments.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:HWS:rs

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Gene Bober, Chief
TO: Current Planning & Development Div. Date: 6 JUNE 84
FROM: Comprehensive Planning Division
SUBJECT: CRG Comments on RED FOX FARM

GENERAL COMMENTS:

ENVIRONMENTAL COMMENTS:
NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES. --J. McGOWAN
A cluster of lot east of the storm valley are on grade 25% slopes.

LOS COMMENTS: DEVELOPMENT PROPOSED OFFER LOS?

TRANSPORTATION COMMENTS:

NO CONFLICTING TRANSPORTATION ELEMENT OF MASTER PLAN

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton DATE: January 9, 1985

FROM : C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Red Fox Farms C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 11 C 5 DEVELOPMENT PLAN:

LOCATION: Klausmier Road RECORD PLAT:

Adequate sight distance needs to be provided
on the inside of curves including grading and clearing.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GM/bza

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 1/7/85

FROM: ZONING OFFICE

PROJECT NAME: Red Fox Farm PLAN: con't meeting 1/10/85

LOCATION: e/s & w/s Gunview Rd. n. of Klausmier Rd. DEVELOPMENT PLAN:

DISTRICT: 11th Election District PLAT:

The following comments were written on the revised CRG plan dated Oct. 1984

- As previously indicated in the CRG comments dated June 26, 1984, a Special Hearing, Item 297, was filed with the Zoning Office to amend several development plans which showed a different layout for Section 3 and 4 of Perry Hall Gardens. If CRG approval occurs, approval of the amended development plans is contingent upon the outcome of the Special Hearing.
- The following minor revisions should occur on the CRG plan and the plan which accompanies the Special Hearing request. As previously indicated in the comments dated June 26, 1984, they are as follows:
 - The off street parking calculations for parking required should be shown in general note 7 as 1.75 parking spaces x the number of single family units proposed and 1.75 X the number of condos.
 - A footnote should be added which states that density from Section 1, approved prior to Bill 100 has not been borrowed in subsequent sections including Red Fox Farm.

Diana Titter
DIANA TITTER
Zoning Associate III

DI:sz

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: January 10, 1985

FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: Red Fox Farm PLAN: XXXXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT: XI-163 PLAN EXTENSION:

CONTINUED CRG MEETING REVISED PLAN:

PLAT:

The Office of Planning and Zoning has reviewed the subject plan dated October, 1984, and has the following comments:

A road connection between Gunview Road and the proposed road to the West must be provided in the area between lot #8 and the condominium units. The best location for sight distance needs to be determined by the Department of Traffic Engineering.

The right-of-way for the future extension of Gunview Road should be more clearly defined on the plan.

A pumping station exists to the North of Red Fox Farms on property owned by the State Department of Natural Resources. An access road to the pumping station is located at the end of Dundas Road through the State Park. The State has informed this office that they are experiencing vandalism problems with the access road and have requested that the road be relocated in the future. Therefore, the possibility of an access easement through Red Fox Farms to the pumping station area must be studied. If the road is feasible the easement must be provided on this plan.

A Final Development Plan is required.

S. Carrell
S. Carrell

1-9-85
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

RED FOX FARM
Subdivision Name, Section and/or Plat

Red Fox Development Group
Developer and/or Engineer

K. L. Conner
Public Water Public Sewer

Watershed: 241 No. of Lots or Units: 64.43 Total Acreage: Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: *as the attached*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

TO: Date: January 9, 1985

FROM: *Stephanie A. Taylor*
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT Red Fox Farm (Name)

CRG MEETING January 10, 1985 (Date) (Time)

PLAN REVIEW NOTES

- Residential subdivision with 241 units on 64 acres. (Describe Site)
- Public water and Public sewer is proposed.
- A tributary of Gunpowder Falls crosses the site. (Describe streams on-site)
- Alluvial sand (AV) parallels the stream. (Describe wetland soils on-site)
- Storm Water Management is required.
- proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- No development is allowed in Alluvial sand (AV), except proposed road curving.
- A revised site plan indicating no development in must be submitted.

Mr. Brooks Stafford
Environmental Effects Report Red Fox Farm (Name)

Page Two

- The developer must follow the Health Department Wetland Guidelines.
- Developer must notify Health Dept. prior to the start of site preparation & grading activities.

C. BEST MANAGEMENT PRACTICES

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.
-

AS:pm

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: Jan. 10, 1985

From: Dept. of Recreation and Parks

Project Name: RED FOX FARMS Preliminary Plan 10/84

Project Number: Development Plan

Location: Gunview and Klausmier Road Final Plat

Districts: 11, C-5

COMMENTS:

- Show the calculations for the 17.18 acres of Local Open Space proposed.
- Show the limits of the Local Open Space.
- We wish to discuss the question of ownership of the Local Open Space since this is contiguous with Baltimore County as well as State of Maryland properties.
- All conditions and regulations of the Local Open Space Manual are and will be enforced.

Albert R. Svehla, Jr.
Facilities Planner

ARS:by

BALTIMORE COUNTY, MARYLAND

DATE: January 7, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Red Fox Farm PRELIMINARY PLAN

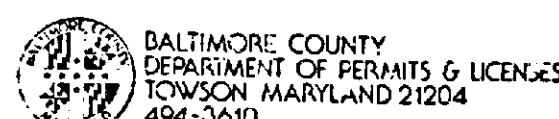
PROJECT NUMBER: CRG Agenda 1/10/85, 1:30 PM TENTATIVE PLAN

LOCATION: Klausmier Road DEVELOPMENT PLAN

DISTRICT: 11 FINAL PLAT

Comments

- Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- Fire flow test is required to be conducted by the Baltimore City Water Dept. on Gunview Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- Proposed panhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals and at intersections where possible, in accordance with Baltimore County Standard Design Manual.
- Duplex units near gas and electric right of way has poor access for fire apparatus. Plan is unacceptable as shown.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSING
TOWSON, MARYLAND 21204
494-3355

REC'D JAMES H. JR.
DIRECTOR

May 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 297 Zoning Advisory Committee Meeting are as follows:

Property Owner: Red Fox Farm Development Group
Location: N/S Klausmier Road, 300' W. Gunview Road
Existing Zoning: D.R. 3-5 & D.R. 5-5
Proposed Zoning: Special hearing to approve amendment to Perry Hall Gardens, etc.

Address: GL-32
District: 11th.

The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ B. A building/ & other / permits shall be required before beginning construction.
- ☒ C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for C-2 & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 503-2.
- ☒ F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- ☒ G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed construction classification of Table 505 and the required construction classification of Table 101.
- ☒ I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S of Klausmier Rd., 670'
W of Gunview Rd., 11th Dist. : OF BALTIMORE COUNTY
RED FOX FARM DEVELOPMENT : Case No. 85-235-SPH
GROUP, Petitioner : : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Contrum, Esquire, Ronacka, Contrum, Hennegan & Foss, 809 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 29, 1985

John B. Contrum, Esquire
Ronacka, Contrum, Hennegan and Foss
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
N/S Klausmier Road, 670' W of
Gunview Road
Red Fox Farm Development Group-
Petitioner
11th Election District
No. 85-235-SPH (Item No. 297)

Dear Mr. Contrum:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jeh

Attachment

cc: People's Counsel

PETITION FOR SPECIAL HEARING

11th Election District
LOCATION: North side of Klausmier Road, 670 feet West of the centerline of Gunview Road.
DATE & TIME: Tuesday, February 26, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 122, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Perry Hall Gardens in amended partial development plan Sec. 2 approved 6/15/77, partial development plan Sec. 4, approved 6/27/77, all per proposed site plan.

Being the property of Red Fox Farm Development Group, as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, extend any such period for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing to the date of the hearing on or before the date of the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

85-235-SPH

The Times

Middle River, Md., Feb 27 1985

This is to Certify, That the annexed

Peter Max Zimmerman
Reg. L-70328

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of _____ successive

weeks before the _____ day of _____

1985

Arnold Jablon
Publisher.

January 28, 1985

John B. Contrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Hearing
N/S Klausmier Road, 670' W of
Gunview Road
Red Fox Farm Development Group-Petitioner
Case No. 85-235-SPH

TIME: 10:45 a.m.

DATE: Tuesday, February 26, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130210

DATE: 2/27/85 ACCOUNT: R-01-615-000

AMOUNT: \$200.00

FOR: *John B. Contrum*
Henry - Red Fox Farm
8 122-0000100010 4305A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 85-235-SPH
Towson, Maryland

District: 11th Date of Posting: 2/11/85

Posted for: *Special Hearing To amend Partial Development Plan*

Petitioner: *Red Fox Farm Development Group*

Location of property: *N/S Klausmier Rd., 670' W of Gunview Rd.*

Location of Sign: *Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.*

Remarks: *See above*

Posted by: *Arnold Jablon* Date of return: 2/11/85

Number of Signs: *2*

CERTIFICATE OF PUBLICATION

TOWSON, MD, February 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 7, 1985.

THE JEFFERSONIAN,

JB Jeffersonian

Publisher

Cost of Advertising

2400



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

ARNOLD JABLON
ZONING COMMISSIONER

February 13, 1985

John B. Contrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: Petition for special Hearing
N/S Klausmier Rd., 670' W of Gunview Road
Red Fox Farm Development Group - Petitioner
Case No. 85-235-SPH

Dear Mr. Contrum:

This is to advise you that \$54.36 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Janney, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005333

DATE: 2/21/85 ACCOUNT: R-01-615-000

AMOUNT: \$54.36

RECEIVED: John B. Contrum

FOR: *Advertising and Posting of Case No. 85-235-SPH*
Red Fox Farm Development
8 122-0000100010 4305A

VALIDATION OR SIGNATURE OF CASHIER

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION

64.3244 ACRE PARCEL, NORTH SIDE OF KLAUSMIER ROAD AT

GUNVIEW ROAD, BALTIMORE COUNTY, MARYLAND.

Beginning on the north side of Klausmier Road at a point distant 670 feet, more or less, westerly from the west side of Gunview Road, running thence along the north side of Klausmier Road, (1) S 78° 40' 50" E 280.05 feet, thence six courses: (2) N 19° 12' 30" E 135.00 feet, (3) N 05° 17' 30" W 200.00 feet, (4) N 02° 55' 00" W 197.00 feet, (5) S 87° 05' 00" E 180.04 feet, (6) S 50° 25' 00" E 152.00 feet, and (7) S 78° 40' 50" E 195.00 feet to the northwest side of Gunview Road and as shown on the Amended Plat of "Section 2, Perry Hall Gardens" recorded among said Land Records in Plat Book E.H.K., Jr. 37, Folio 141, thence binding on the northwest side of said Gunview Road, (8) northeasterly, by a curve to the right with a radius of 1790.00 feet, the arc distance of 346.32 feet, the chord of said arc being N 16° 51' 44" E 345.78 feet, thence crossing said Gunview Road and binding on the northerly and westerly outlines of the land as shown on said plat, fifteen courses: (9) S 67° 35' 43" E 80.00 feet, (10) S 71° 22' 17" E 96.42 feet, (11) N 83° 52' 43" E 64.17 feet, (12) N 57° 28' 37" E 23.33 feet, (13) N 45° 02' 49" E 66.83 feet, (14) N 45° 00' 00" E 74.00 feet, (15) N 47° 20' 39" E 94.61 feet, (16) 49° 49' 02" E 86.89 feet, (17) N 72° 04' 37" E 86.89 feet, (18) N 81° 16' 57" E 85.31 feet, (19) S 89° 30' 27" E

Arnold Jablon
1/22/85

KIDDE CONSULTANTS, INC.
Subsidiary of Kiddo, Inc.

Description: 64.3244 Ac.
January 21, 1985
Page Two.

83.74 feet, (20) S 82° 01' 14" E 82.10 feet, (21) N 21° 23' 55" E
210.00 feet, (22) N 05° 09' 59" W 78.26 feet and (23) N 21° 23' 55" E
214.78 feet to a point on the second line of said land conveyed
in Liber E.H.K., Jr. 5518, Page 145, thence binding on a part of
said second line and continuing to bind on the third through the
fifth lines of said last mentioned land, four courses:
(24) N 53° 25' 40" W 56.19 feet, (25) N 41° 19' 20" E 856.10
feet, (26) S 89° 27' 20" W 2329.07 feet, and (27) S 01° 34' 40" W
1988.75 feet to the place of beginning.

Containing 64.3244 acres of land.

RWB:rjm

J.O. 1-67180

January 21, 1985

PETITION FOR SPECIAL HEARING

11th Election District

LOCATION:

North side of Klausmier Road, 670 feet West of
Gunview Road

DATE AND TIME:

Tuesday, February 26, 1985 at 10:45 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

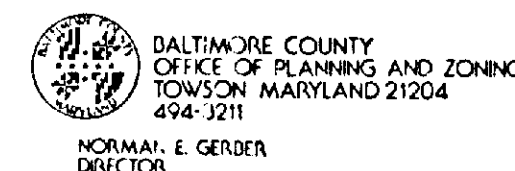
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the
Baltimore County Zoning Regulations, to determine
whether or not the Zoning Commissioner and/or Deputy
Zoning Commissioner should approve an amendment to
Perry Hall Gardens 1st amended partial development plan
Sec. 2 and supplement, approved 10/19/76, partial development
plan Sec. 3 approved 5/10/77, partial development plan
Sec. 4, approved 6/27/77, all per proposed site plans.

Being the property of Red Fox Farm Development Group as shown on
the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 2/5/85
Item #297
Property Owners: Red Fox Farm Development Group
Location: N/S Klausmier Rd.,
W of Gunview Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 20-30 of the Development
Regulations.
- () Developments of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board
on February 21, 1985.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is:
- () The property is located in a traffic area controlled by a "T" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- (X) Additional comments:
Plan of Red Fox Farms was approved by CRA 1/10/85.

cc: James Hoswell

Eugene A. Sober
Chief, Current Planning and Development

RE: Petition for Special Hearing : BEFORE THE
N/S Klausmier Road, 670' W of : DEPUTY ZONING COMMISSIONER
Gunview Road : OF
Red Fox Development Group - Petitioner :
11th Election District :
No. 85-235-SPH (Item No. 297) : BALTIMORE COUNTY

The Petitioner herein requests a special hearing to amend the Perry
Hall Gardens 1st Amended Partial Development Plan Section 2 and supplement,
approved October 19, 1976, partial development plan Section 3, approved
May 10, 1977, and partial development plan Section 4, approved June 27,
1977, all in accordance with the proposed site plans.

Testimony on behalf of the Petitioner indicates that portions of Perry
Hall Gardens have been built and the developer now desires to rearrange
some of the open space and to change some types of dwelling units, i.e.
apartment units to single-family dwellings, thereby necessitating Baltimore
County approval of the amended development plans.

There were no Protestants.

After review of all testimony and evidence, in the opinion of the Deputy
Zoning Commissioner, to approve the request would be in the spirit and intent
of the Baltimore County Zoning Regulations and would not be detrimental
to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County,
on the 29th day of March, 1985, that the amendment to the Perry Hall Gardens
1st Amended Partial Development Section 2 and supplement, approved October
1976, partial development plan Section 3, approved May 10, 1977, and
partial development plan Section 4, approved June 27, 1977, all in accordance

ORDER RECEIVED FOR FILING

DATE March 29, 1985

BY [Signature]

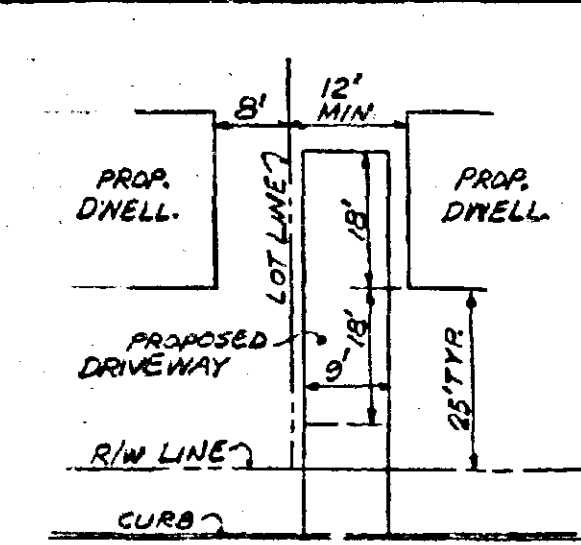
with the proposed site plans, are approved, and, as such, the Petition for
Special Hearing, in accordance with the site plan filed herein and marked
Petitioner's Exhibit 1 approved by the County Review Group on January 10,
1985 and amended February 20, 1985 and approved by the Baltimore County
Planning Board on February 21, 1985, is GRANTED, from and after the date
of this Order subject to review and minor corrections by the Baltimore County
Office of Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

ORIGINAL RECEIVED FOR FILING

DATE March 29, 1985

BY [Signature]

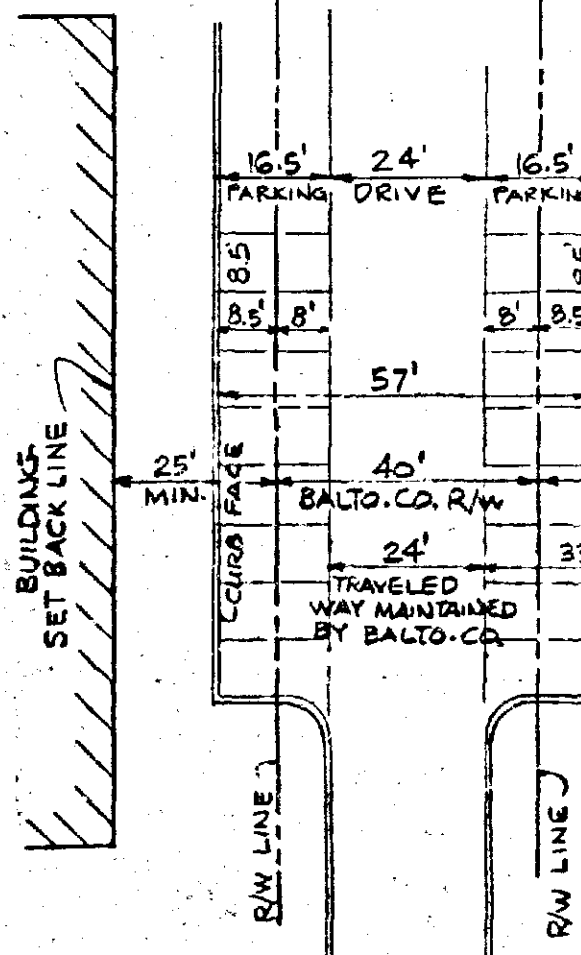


TYPICAL PARKING DETAIL
SINGLE FAMILY LOTS
NOT TO SCALE

S.W.M. COMPUTATIONS

2YR EXISTING = 50 CFS @ 63.3 AC.
2YR PROPOSED = 76.1 CFS @ 47.39 AC.
60 = 50 VS = 0.66
60 = 76.1 VS = 0.66
VS = 5.9 AC.FT.
VS = 0.66 (5.9) = 3.52 AC.FT.
VS = 169223 C.F.

EXIST ZONING "DR-2 & 3.5"
WOODED PARK LAND



TYPICAL PARKING LAYOUT
NOT TO SCALE

NOTE:
ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

SPECIAL NOTE:

WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SUCH AS PORCHES, AND DECKS CANNOT BE CALCULATED IN THIS SPACE.

NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

KIDDE CONSULTANTS, INC.

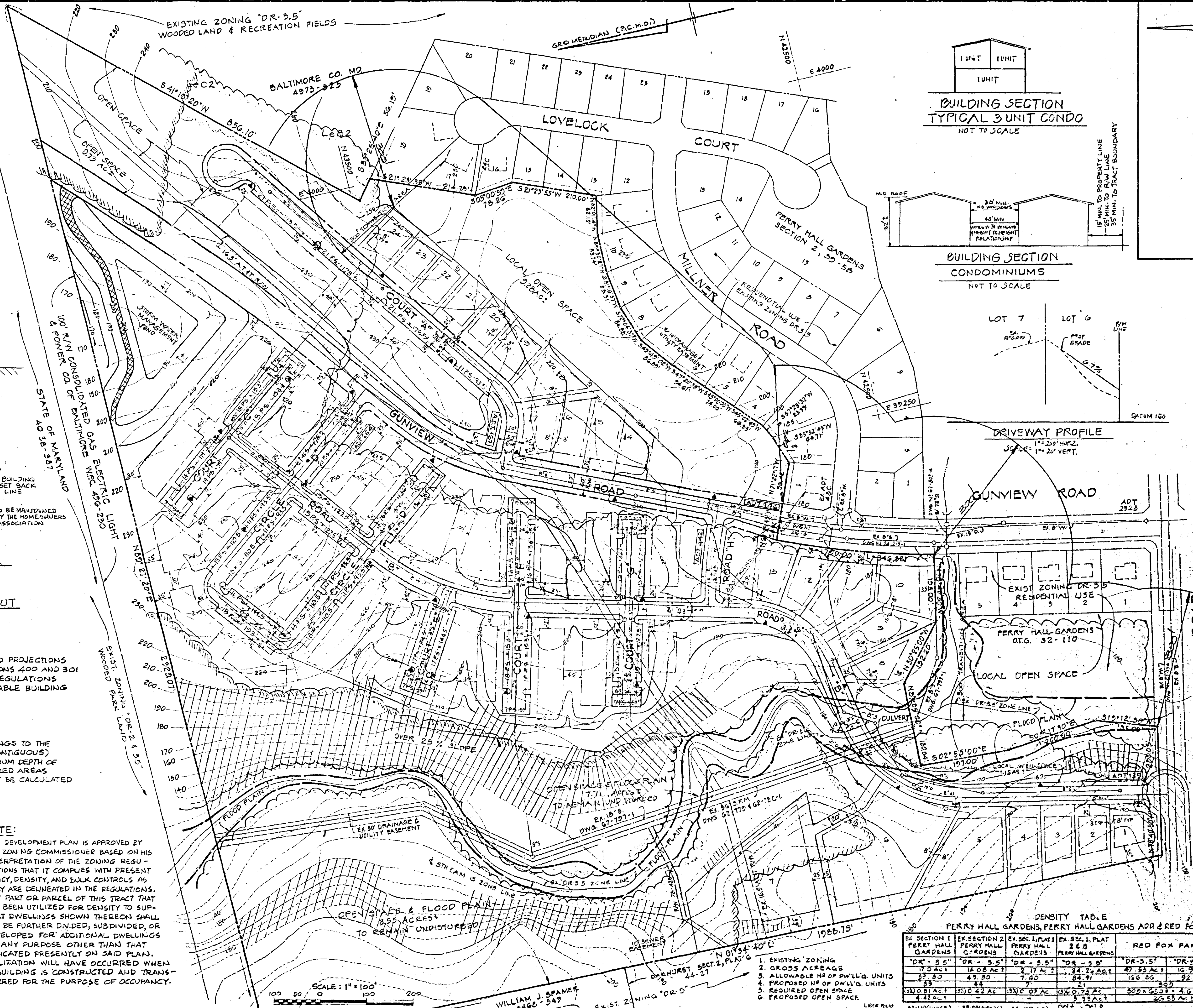
ENGINEERS • ARCHITECTS • PLANNERS
1020 CROMWELL BRIDGE ROAD - TOWSON MD. 21204 PHONE NO. 1-521-5500

CENSUS TRACT 4114.03
COUNCILMANIC DISTRICT N-5
SUB-SEWERED 25
WATERSHED 4

OWNER AND DEVELOPER
RED FOX DEVELOPMENT GROUP
% MR. WALTER STEFANOWICZ
9413 GUNVIEW ROAD
BALTIMORE MD. 21204 PHONE NO. 256-3010

FINAL DEVELOPMENT PLAN FOR RED FOX FARM
ALSO KNOWN AS AMENDED PARTIAL DEVELOPMENT PLAN PERRY HALL GARDENS
SECTION 4 (0-10-77) SECTION 3 (0-11-70)
1ST AMENDED SECTION 2 SHEET 3 OF 3 BALTIMORE COUNTY, MD
ELECTION DISTRICT N-11

SHEET 1 OF 1
DATE JAN. 7, 1985
SCALE 1" = 100'
JOB NUMBER K.C.I. 01-67160



BUILDING SECTION
TYPICAL 3 UNIT CONDO
NOT TO SCALE

BUILDING SECTION
CONDOMINIUMS
NOT TO SCALE

LOCATION PLAN
SCALE: 1" = 1000'

GENERAL NOTES

- AREA OF REMAINING PROPERTY: 64.43 AC.
- EXISTING ZONING OF PROPERTY: "DR-3.5" & "DR-5.5"
- EXISTING USE OF PROPERTY: WOODED, VACANT LAND
- PROPOSED USE OF PROPERTY: SINGLE FAMILY LOTS
- DENSITY CALCULATIONS:
A. GROSS AREA OF REMAINING PROPERTY: 64.43 AC.
B. PROPOSED DENSITY: 24 SINGLE FAMILY LOTS
C. GROSS AREA: 24 LOTS x 2650 SQ. FT. = 6360 SQ. FT.
D. DENSITY TABLE (SEE DENSITY TABLE)
E. OPEN SPACE: SEE DENSITY TABLE - OPEN SPACE WITHIN THIS TRACT TO BE 26.5 AC.
- OFF STREET PARKING:
A. REQUIRED SPACES: 2.0 x 24 SINGLE FAMILY = 48 SP.
B. PROPOSED SPACES: 24 SINGLE FAMILY LOTS x 48 SP. = 1152 SP.
C. FOR CONDO: TOTAL SP = 620 SP.
- INDICATES LOCATION OF STREETS LIGHTS
- SITE IS LOCATION IN THE GUNVIEW FALLS DRAINAGE AREA
- WETLAND AREAS WILL NOT BE DISTURBED EXCEPT TO CONSTRUCT NECESSARY UTILITIES TO THE BEST OF MY KNOWLEDGE
- THERE ARE NO HISTORIC BUILDINGS ON THIS SITE, TO THE BEST OF MY KNOWLEDGE
- THIS TRACT IS NOT A HABITAT FOR AN ENDANGERED SPECIES, TO THE BEST OF MY KNOWLEDGE
- THIS TRACT IS NOT A HAZARDOUS MATERIAL SITE, TO THE BEST OF MY KNOWLEDGE
- THERE ARE NO ARCHAEOLOGICAL SITES WITHIN THE PROPERTY, TO THE BEST OF MY KNOWLEDGE
- THERE ARE NO EXISTING BUILDINGS ON THIS SITE, TO THE BEST OF MY KNOWLEDGE
- INDICATES SLOPES 25% OR GREATER
- WOODS TO REMAIN SHOWN THIS TRACT
- THERE ARE NO CRITICAL AREAS ON THIS SITE
- LANDSCAPE: REQ. 1 TREE PER UNIT AS PER BALTO. CO. LANDSCAPE MANUAL (TRIP. 300 TREES)
- THE DENSITY FROM SECTION ONE, APPROVED PRIOR TO BILL 100 HAS NOT BEEN BROWDERED IN SUBSEQUENT SECTIONS INCLUDING "RED FOX FARM"
- MAXIMUM WIDTH OF ANY BUILDING OR GROUP OF ATTACHED BUILDINGS WILL BE RESTRICTED BY THE BUILDING ENVELOPES SHOWN, AND WILL IN NO CASE EXCEED 300'
- REFUSE TO BE COLLECTED BY BALTIMORE CO.
- THE HOMEOWNERS ASSOCIATION WILL MAINTAIN LOCAL OPEN SPACE
- THE TENTATIVE PLAN WAS APPROVED BY C.R.G. ON JAN. 10, 1985
- STREET LIGHTS TO BE 100 W.M.V. ON 14" (MIN.) POSTS
- PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUSTLESS ASPHALTIC MATERIAL

TITLE REFERENCE

RED FOX FARMS BUILDING COMPANY INC. 5515-145
PERRY HALL GARDENS SECTION 3 E.H.K. JR. 41-65
PERRY HALL GARDENS SECTION 4 E.H.K. JR. 41-121-123
ACCOUNT NO. 00-06-8290

PLANNING EXHIBIT 3

DENSITY TABLE

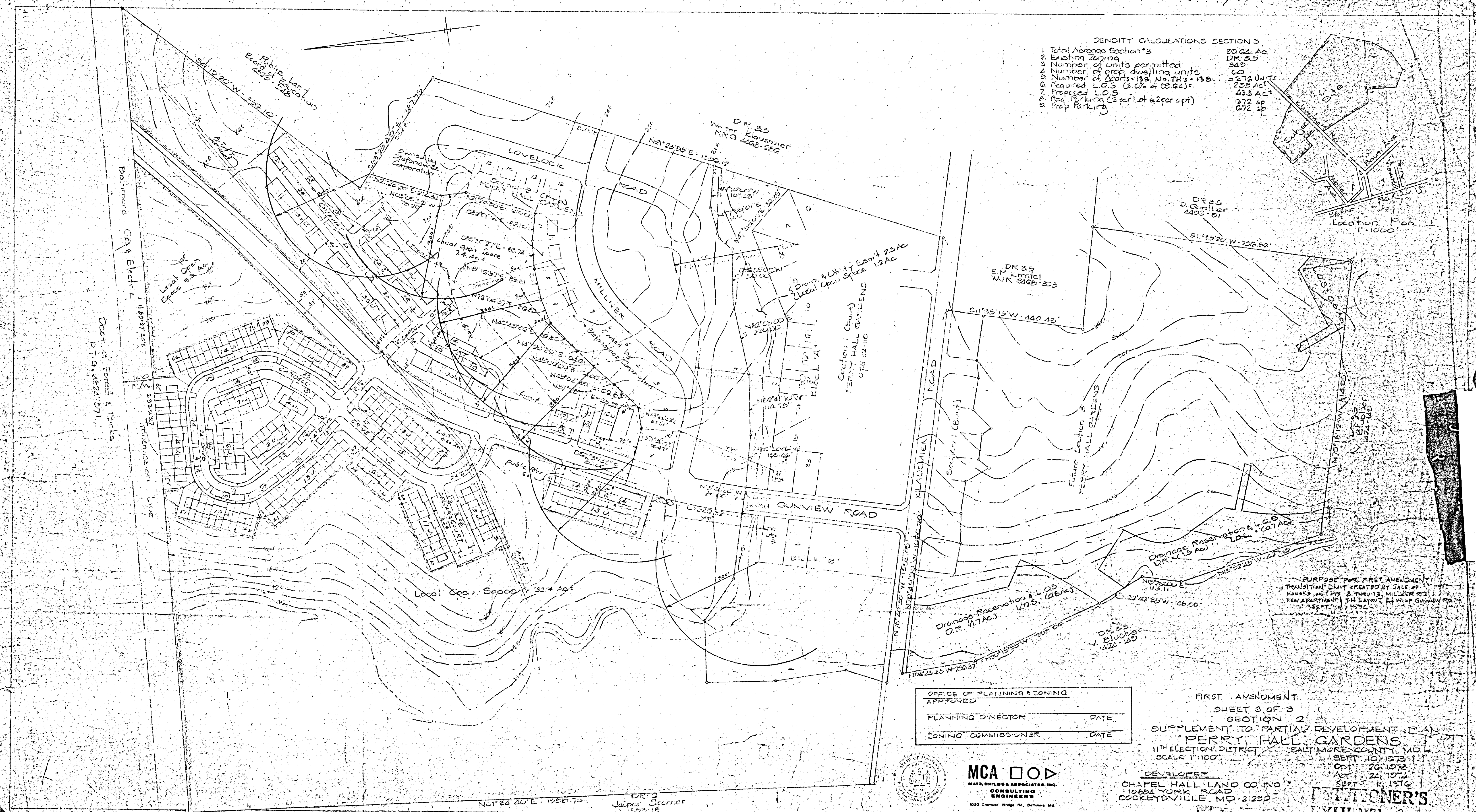
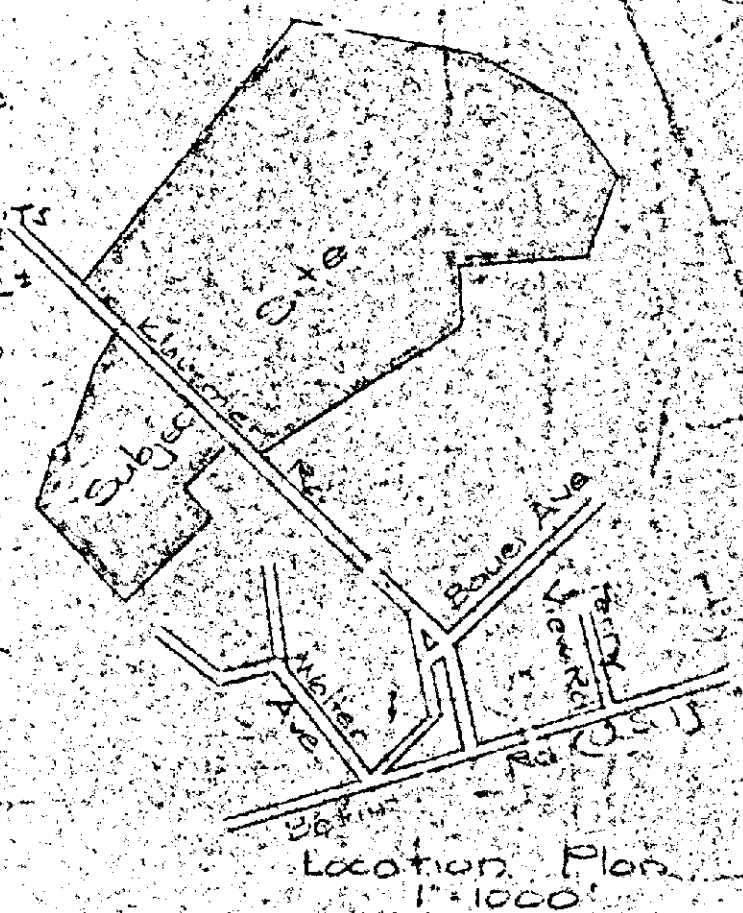
EX. SECTION 1 PERRY HALL GARDENS	EX. SECTION 2 PERRY HALL GARDENS	EX. SECTION 3 PERRY HALL GARDENS	EX. SECTION 4 PERRY HALL GARDENS	RED FOX FARM	TOTAL
DR-3.5	DR-3.5	DR-3.5	DR-3.5	DR-3.5	DR-3.5
17.0 AC	11.0 AC	2.17 AC	24.22 AC	47.39 AC	102.78 AC
57.50	49.50	7.60	24.91	166.50	262.22
33	44	7	24	509	617
330.01 AC	350.02 AC	330.02 AC	330.02 AC	330.02 AC	1650.10 AC
4.42 AC	4.42 AC	4.42 AC	4.42 AC	4.42 AC	22.10 AC

- EXISTING ZONING
- GROSS ACRES
- ALLOWABLE NO. OF DWELLING UNITS
- PROPOSED NO. OF DWELLING UNITS
- REQUIRED OPEN SPACE
- PROPOSED OPEN SPACE

SCALE: 1" = 100'

DENSITY CALCULATIONS SECTION 3

1. Total Acreage Section 3	23.64 Ac.
2. Existing Zoning	DR 3.5
3. Number of units permitted	343
4. Number of prop dwelling units	60
5. Number of Adults - 138, No. TH's - 138	272 Units
6. Required L.O.S. (3.0% of 23.64)	23.3 Ac.
7. Proposed L.O.S.	43.3 Ac.
8. Required Parking (2 per Lot & 2 per apt)	272 sp
9. Prop Parking	272 sp




OFFICE OF PLANNING & ZONING
APPROVED

PLANNING DIRECTOR _____ DATE _____

ZONING COMMISSIONER _____ DATE _____



MCA 
MAYR, CHLOE & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Chestnut Bridge Rd. Baltimore, Md.

FIRST AMENDMENT
SHEET 3 OF 3
SECTION 2
SUPPLEMENT TO PARTIAL DEVELOPMENT PLAN
"PERRY HALL GARDENS"
11th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=100'

DEVELOPER
CHAPEL HALL LAND CO. INC.
11000 YORK ROAD
COCKEYVILLE, MD 21239

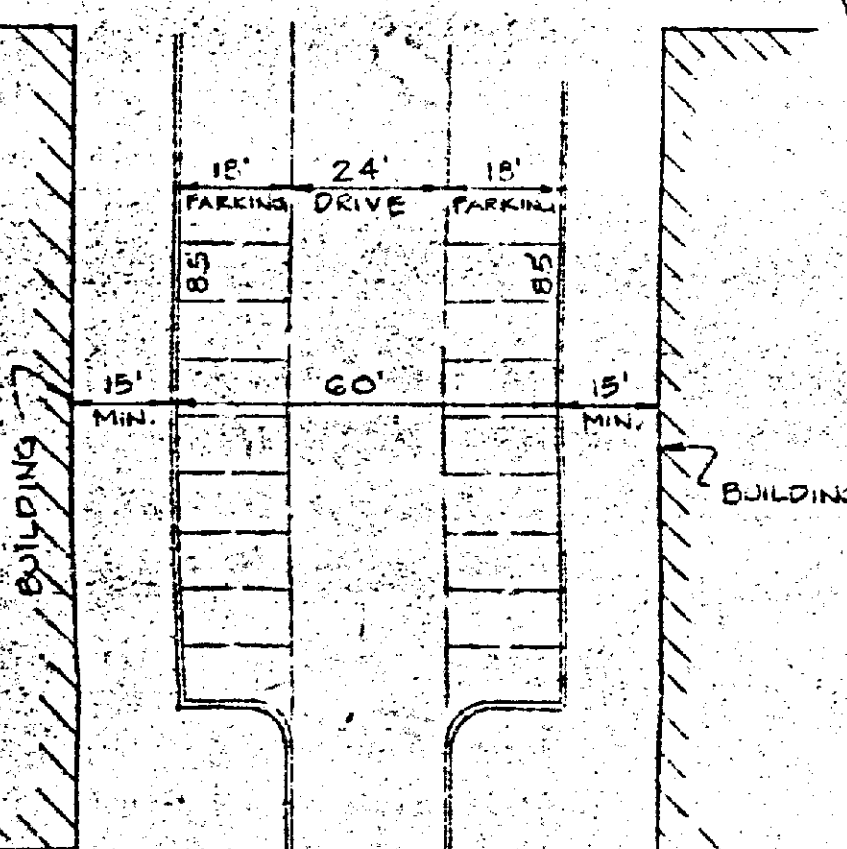
SEPT. 10, 1973
OCT. 26, 1973
AUG. 22, 1974
SEPT. 10, 1976

EXHIBIT 2

EXIST. ZONING "DR-2 & 3.5" WOODED PARK LAND

S.W.M. COMPUTATIONS

2TR EXISTING - 50 CFS @ 0.33 AC
1TR PROPOSED - 761 CFS @ 47.33 AC
Q₀ = 50 CFS
Q₁ = 761 CFS
V₀ = 3.9 AC FT.
V₁ = 0.66 CFS @ 3.33 AC FT.
V₂ = 169623 CF



TYPICAL PARKING LAYOUT
NOT TO SCALE

SOIL TYPE DATA

AV - ALLUVIAL LAND
BA - BAILEY SILT LOAM, 0-3% SLOPES
CB2 - CHESTER SILT LOAM, 3-6% SLOPES, MODERATELY ERODED
GC2 - GLENELG LOAM, 3-6% SLOPES, MODERATELY ERODED
ES2 - ELSINORE LOAM, 3-6% SLOPES
LE2 - LEADERS SILT LOAM, 3-6% SLOPES, MODERATELY ERODED
LE2 - LEADERS SILT LOAM, 3-15% SLOPES, MODERATELY ERODED
LE2 - LEADERS SILT LOAM, 15-25% SLOPES, MODERATELY ERODED
LFE - LEADERS VERT STONY SILT LOAM, 25-45% SLOPES
MHE - MANOR & BRANDYWINE VERT STONY LOAM, 25-45% SLOPES
MDD2 - MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED
MDD - MANOR & BRANDYWINE VERT STONY LOAM, 15-25% SLOPES

AREA	TYPE	BUILDINGS - 3 STORIES OR LESS WITH BASEMENTS	STREETS AND PARKING AREAS
212A	AV	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD
203A	Ba	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE
204A	Cb2	SLIGHT	SLIGHT
029A	Gc2	SLIGHT	SLIGHT
021A	Es2	SLIGHT	SLIGHT
007A	Le2	SLIGHT	SLIGHT
170A	Lcc2	MODERATE: SLOPE	MODERATE: SLOPE
077A	Cd2	SEVERE: SLOPE	SEVERE: SLOPE
556A	Lfe	SEVERE: SLOPE	SEVERE: SLOPE
044A	Mdd	SEVERE: SLOPE	SEVERE: SLOPE
044A	Mhe	SEVERE: SLOPE	SEVERE: SLOPE
054A	Mdd2	SEVERE: SLOPE	SEVERE: SLOPE

DATE	REVISIONS
1/2/85	1. PRELIMINARY
2/14/85	2. REVISED
3/4/85	3. REVISED

KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS
1020 CROMWELL BRIDGE ROAD - TOWSON MD 21204
PHONE NO 1-331-5500

CENSUS TRACT 4114.03
COUNCILMANIC DISTRICT 115
SUB-LEWERSHED 25
WATERSHED 4

OWNER AND DEVELOPER
RED FOX DEVELOPMENT GROUP
% MR. WALTER STEFANOVIK
5415 GUNVIEW ROAD
BALTIMORE MD 21204 PHONE 1-331-5500

RED FOX FARM
FORMERLY PERRY HALL GARDENS SECTION 3 & 4
ELECTION DISTRICT NO. 11

SHEET 1 OF 1
DATE JAN. 7, 1985
SCALE 1" = 100'
JOB NO. K.C. 1
SHEETED

BALTIMORE COUNTY MD
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
1/14/85 With The Following Action/Taken:
Amended PLAN APPROVED
Plan Approved By CRG On 2/10/85
Plan Approved 077
Approval Expiration Date
Plan Disapproved
Continued Mfg. Continued
Plan Referred To Plan Bd.

BUILDING SECTION TYPICAL 3 UNIT

BUILDING SECTION SINGLE FAMILY

LOCATION PLAN

SCALE: 1" = 1000'

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHALL BE DEEPLY REVEALED AND EXPOSED TO A MINIMUM DEPTH OF 36" BELOW FINISHED GRADE.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR 24" OF BRICK.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR 24" OF BRICK.
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REVISED FEB. 4, 1985
REVISED FEB. 14, 1985

TITLE REFERENCE

RED FOX FARM BUILDING COMPANY INC. 3515 140
PERRY HALL GARDENS SECTION 3 & 4
PERRY HALL GARDENS SECTION 3 & 4
PERRY HALL GARDENS SECTION 3 & 4

PETITIONER'S EXHIBIT

RED FOX FARM
FORMERLY PERRY HALL GARDENS SECTION 3 & 4
ELECTION DISTRICT NO. 11

SHEET 1 OF 1
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